

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

DESIGNATION REPORT - INDIVIDUAL SITE

Site Name	Wheeler House	Designation No.	8212
Site Address	7460 S.W. 47th Avenue	Date of Filing	9/18/82
Owner and Address	John D. Wheeler, 7460 S.W. 47th Avenue	Date of Designation	9/23/82

305-667-8520

Site Location - Legal description or district boundaries (see attached map):
University Plaza Subdivision PB 19-45, Block 2, Lot 18 less S 2' thereof,
and all of Lot 19.

Dade County Historic Survey Findings:

Other Surveys: _____ H.A.B.S.
_____ Natl. Reg. _____ H.A.E.R.
Other: _____

Title Verification (attach copy): Book 3677 Page No. 446 Deed Type. _____

Current Zoning (describe): RU1 - residential

Current Use (describe): Residence

Current Condition (describe): Good

The Wheeler House is a fine example of an early Craftsman's Bungalow influenced house in Dade County. The house is situated on a well landscaped lot with the principal facade facing east towards the street. The house is a one-story frame structure of Dade County pine resting on piers. The house has a shallow pitched hip roof with asphalt shingles and deep eaves punctuated with unfinished rafters. An entrance porch accentuates the entrance of the house, and is supported by tapered wood piers resting on a masonry foundation. The house is weatherboarded and contains two types of windows: 1) double hung sash with single panes often set in pairs or triplicates, 2) casement windows with unusually elongated and narrow openings found only in triplicate. Photographic evidence indicates the house has always had very prominent cornerboards and window surrounds, with a tapered finish, similar to the front porch. The house follows an irregular plan with several projecting bays. The crafts style, which was a forerunner of the bungalow style of architecture, was developed in California at the turn of the century. The crafts style was a popular form of embellishing houses throughout the U.S. and the Wheeler House is a very early example of this building type in Dade County. A garage apartment located in the southwesterly corner of the property is contemporary with the house.

Significance - Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

This house is significant as an early, although altered, example of bungalow-type architecture, and for its long association with the Wheeler family. Francis D. Wheeler, came to South Florida from Chicago in the early twentieth century. He built this house of Dade County pine for his wife Elizabeth in 1914. It originally stood on Sunset Drive and was moved to its current location in 1926.

The Wheeler family are long-time residents of the South Miami area. They arrived in the community during the period of conversion from pioneer settlement to suburban neighborhood which began with the extension of the F.E.C. railroad south of Miami in 1904. At that time the community was known as "Larkins" after postmaster, Wilson Larkins. From 1904 onward the area experienced steady growth.

This home has remained in the Wheeler family throughout its existence. The Wheelers, along with the Dorns, Shelleys, and several other families, are among the longest continuous residents of the area.

(Use additional sheets if necessary)

Bibliographic References:

Letter, John D. Wheeler to Historic Preservation Division, Miami, Florida, August 4, 1982, (Copy on file at the Historic Preservation Division, Office of Community and Economic Development).

Tevis, Paul U., "History of the City of South Miami," South Miami, Florida (commissioned by the City Council of South Miami, privately printed), 1971.

Wheeler, Mrs. John D., Telephone Interview (by Margot Ammidown), Miami, August 23, 1982.

Special Standards for Certificate of Appropriateness:

Impacts - Impact of the designation on proposed public improvements, renewal projects or private development.

Draft Resolution Designating the Property:

Whereas, the Wheeler House was built in 1914 by Francis D. Wheeler, and

Whereas, the Wheeler House is a fine example of an early crafts style house in Dade County, and

Whereas, the preservation of historic buildings is in the best interest of Dade County and its citizens, and

Whereas, the Wheeler House is located in University Plaza Subdivision PB 19-45, Block 2, Lot 18 less S. 2' thereof, and all of Lot 19,

Now, therefore, be it resolved that the Historic Preservation Board on Thursday, September 23, 1982, has designated the Wheeler House as an individual historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and that the Wheeler House is subject to all rights, privileges and requirements of that ordinance.

Designation is approved as evidenced by the signature of the Historic Preservation Board Chairman.

Staff Recommendation:

Mr. John D. Wheeler requested designation of this house in a letter (see attached). Although the house has been moved from its original location, staff believes the house is worthy of being considered for designation based on the Wheeler family's association with the house since its original construction.

#21-061

WARRANTY DEED



THIS INDENTURE, Made this 31st day of October, 1952, Between
CHARLES F. WHEELER and ADELAIDE B. WHEELER, his wife;
GEORGE M. WHEELER and RUTH A. WHEELER, his wife; HOWARD
W. WHEELER and EVELYN L. WHEELER, his wife, and ELIZABETH
MARIE WHEELER, a widow, of the County of Dade, in the State of
Florida, parties of the first part, and JOHN D. WHEELER and LAVERNE
A. WHEELER, his wife, of the County of Dade, in the State of Florida,
parties of the second part. 7460 SW 47th Ave, Miami, Fla.

WITNESSETH, That the said parties of the first part, for and in
consideration of the sum of TEN DOLLARS and other valuable consider-
ations, to them in hand paid by the parties of the second part, the re-
ceipt whereof is hereby acknowledged, have granted, bargained, and sold
to the said parties of the second part, their heirs and assigns, forever,
the following described land, situate, lying and being in the County of
Dade, and State of Florida, to-wit:

Lot 18, less the South 2 feet thereof, and All of Lot 19
in Block 2, of UNIVERSITY PLACE, according to the
Plat thereof, recorded in Plat Book 19, at Page 45, of
the Public Records of Dade County, Florida.

ST 10 F

And the said parties of the first part do hereby fully warrant the title to
said land, and will defend the same against the lawful claims of all persons
whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have

hereunto set their hands and seals the day and year above written

<u>Charles F. Wheeler</u> Charles F. Wheeler	<u>Charles F. Wheeler</u> (Seal) Charles F. Wheeler
<u>Adelaide B. Wheeler</u> Adelaide B. Wheeler	<u>Adelaide B. Wheeler</u> (Seal) Adelaide B. Wheeler
<u>George M. Wheeler</u> George M. Wheeler	<u>George M. Wheeler</u> (Seal) George M. Wheeler
<u>Ruth A. Wheeler</u> Ruth A. Wheeler	<u>Ruth A. Wheeler</u> (Seal) Ruth A. Wheeler
<u>Howard W. Wheeler</u> Howard W. Wheeler	<u>Howard W. Wheeler</u> (Seal) Howard W. Wheeler
<u>Evelyn L. Wheeler</u> Evelyn L. Wheeler	<u>Evelyn L. Wheeler</u> (Seal) Evelyn L. Wheeler
<u>Elizabeth Marie Wheeler</u> Elizabeth Marie Wheeler	<u>Elizabeth Marie Wheeler</u> (Seal) Elizabeth Marie Wheeler

#5
1-10-74 Dade Co. Court here

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, IRVING T. WHEELER and ADELAIDE B. WHEELER, his wife, to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at San Juan, County of Dade and State of Florida, this 21 day of Oct, A. D. 1952.

Paul H. Oltz
Notary Public, State of Florida

My commission expires Oct 4, 1955

STATE OF ILLINOIS)
COUNTY OF COOK)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, GEORGE M. WHEELER and RUTH A. WHEELER, his wife, to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at CHICAGO, County of COOK and State of Illinois, this 5TH day of NOVEMBER, A. D. 1952.

Albert H. Friedman
Notary Public, State of Illinois

My commission expires OCT, 5TH, 1955

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY That on this day personally appeared before me, an officer authorized to administer oaths and take acknowledgements, HOWARD W. WHEELER and EVELYN L. WHEELER, his wife, to me well known to be the persons described in and who executed the foregoing deed, and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Gainesville, County of Dade and State of Florida, this 31 day of Oct, A. D. 1952.

Richard E. Evans
Notary Public, State of Florida

My commission expires Oct 5, 1954

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, ELIZABETH MARIE WHEELER, a widow, to me known to be one of the persons described in and who executed the foregoing deed, and acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at San Juan, County of Dade and State of Florida, this 31 day of Oct, A. D. 1952.

Paul H. Oltz
Notary Public, State of Florida

My commission expires Oct 4, 1955

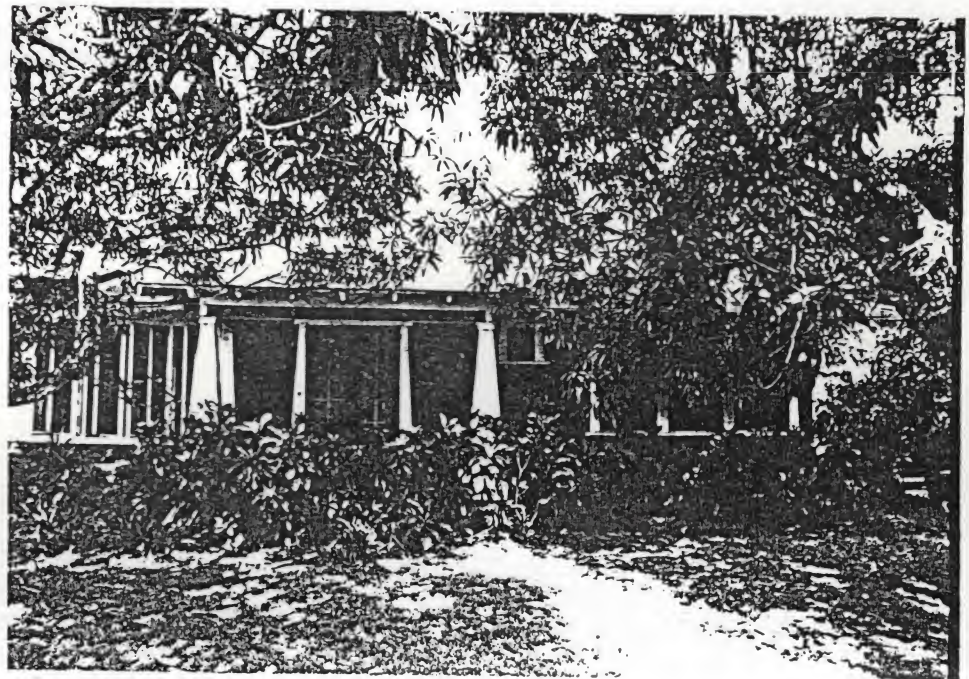
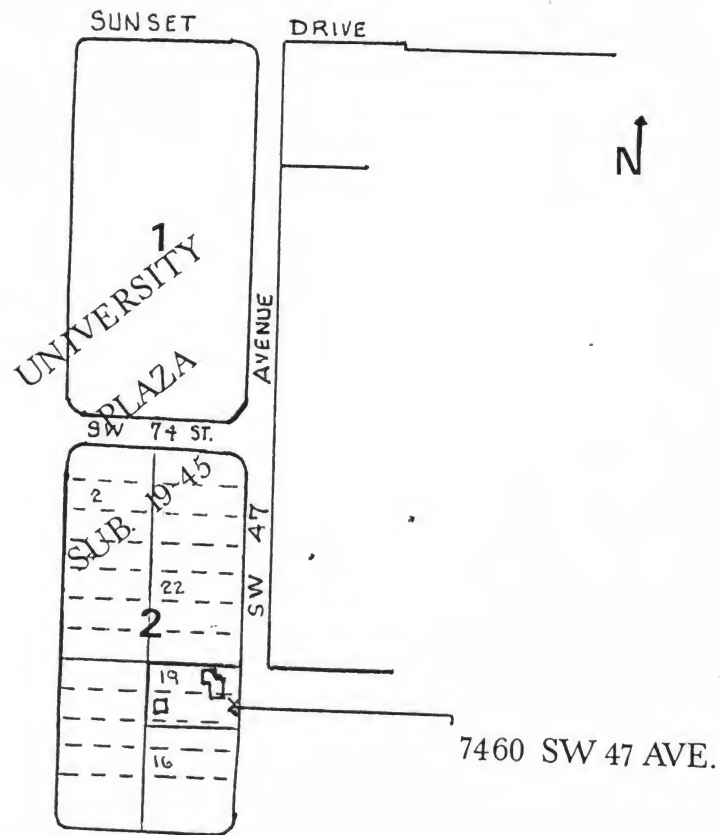
State of Florida, County of Dade.

This instrument was filed for record the 20 day of Nov 1952 at 11:00 a.m. and is recorded in Book 3677 on Page 446 3313466

FIELD AND SPENCE - ATTORNEYS AT LAW - 1406 SUNSET BUILDING - MIAMI, FLORIDA - GE. D. Spence

#16
1-10-74 DME-CC-Ex-10-10-74

WHEELER HOUSE



August 4, 1982

Historic Preservation

90 S. W. 8th. Street

Suite 309

Miami, Florida 33130

Dear Sirs;

I would like to suggest our home be considered for Historic Preservation.

Our home was built by my father, Francis D. Wheeler for my mother, Elizabeth Dewar Wheeler in 1914. Mr. Wheeler built the house from Dade County pine, originally on Sunset Drive using day labor. In 1926 it was moved to its present location, 7460 Erwin Road (S. W. 47 Ave.).

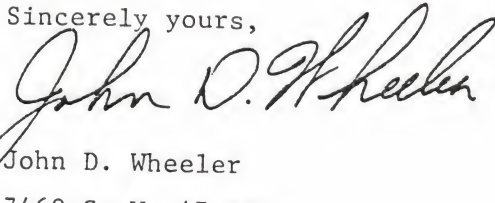
My mother and father raised four sons there, Charles, George, John and Howard.

The home was passed to John and his wife, LaVern, in 1952. They raised three children there, Richard, Janice and John Terrance.

The home and garage apartment are in its original condition except for the remodeling of the kitchen and bathroom.

Thank you for your consideration.

Sincerely yours,

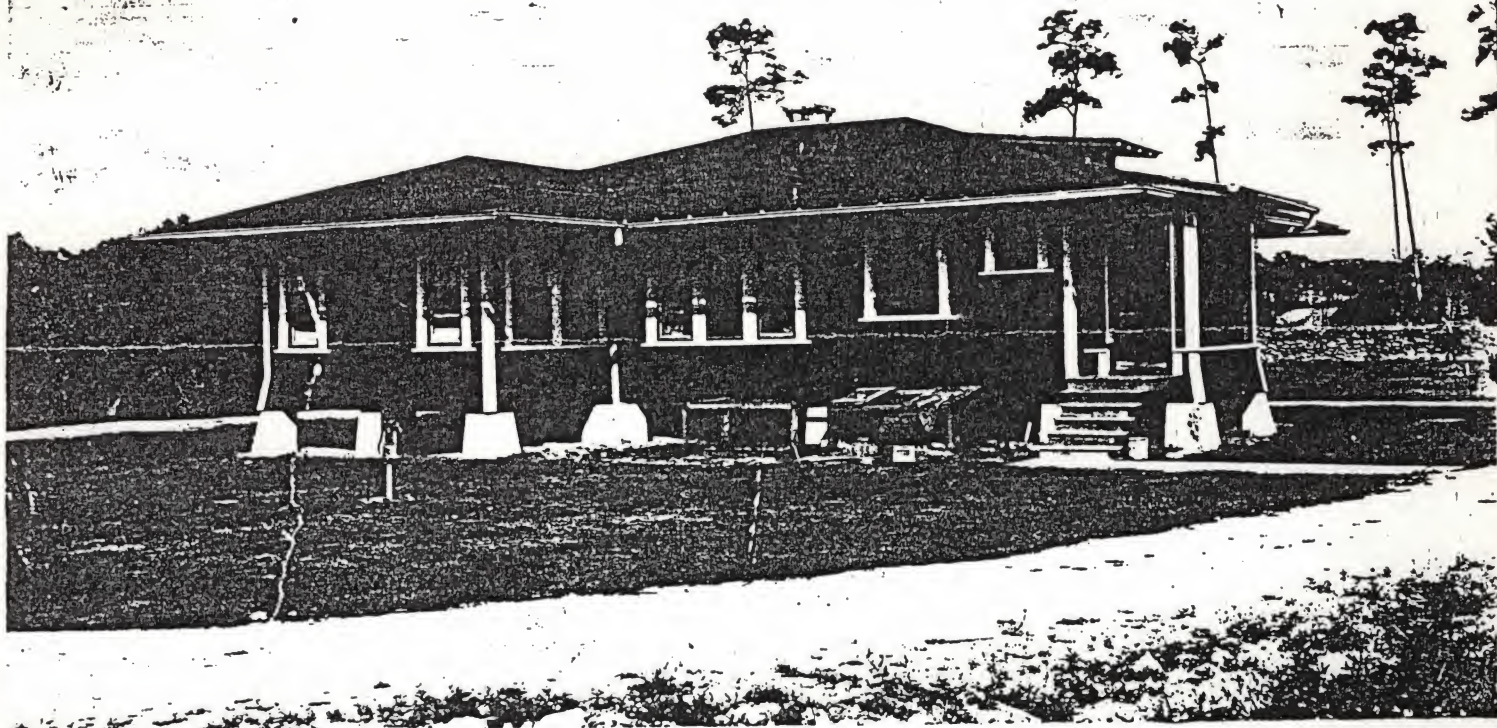


John D. Wheeler

7460 S. W. 47 Ave.

South Miami, Florida 33143

about 1914 on Sunset Drive



after 1926 hurricane on Erwin Road

J.W.